

Economic Advisory Commission  
**DRAFT**- Meeting Summary  
November 26, 2019

Members in attendance included: Chairman John Foust, Vice Chair Pat Herrity, Chairman Sharon Bulova, Supervisor Catherine Hudgins, Supervisor Jeffrey McKay, Supervisor Penny Gross, Supervisor Kathy Smith, Supervisor Linda Smyth, Supervisor Dan Storck and Commissioners Barry Biggar, Dominic Bonaiuto, Janice Brangman, Anthony Chang, Taylor Chess, Angie Delboy, Bill Drohan, Paul Gilbert, Sol Glasner, Mike Gwinn, Todd House, Mark Ingraio, Stephen Keat, Edythe Kelleher, Esther Lee, John McGranahan, Kevin McNulty, Shelton Rhodes, Siddique Sheikh, Kiel Stone, Linda Sullivan, Carol Welti, and Brian Winterhalter. *Commissioner Julie Coons was represented by Clayton Medford, and Commissioner Victor Hoskins was represented by Cathy Riley.*

Chairman Foust opened the meeting to move for approval, the prior summary of the EAC meeting which was unanimously approved. Introductions followed by Deputy County Executive, Rachel Flynn who introduced newly appointed Director, Rebecca Moudry for the Department of Economic Initiatives whose new agency will be working on economic initiatives for the county.

Chairman Foust introduced Nina Janopaul, President and CEO of the Arlington Partnership for Affordable Housing (APAH) who presented on affordable housing issues, challenges, impact and funding resources, and what APAH are doing to address it. Her reporting and data illustrated how rent is increasing at an accelerated rate versus incomes. She pointed out that the Washington Metropolitan Area pays over 50% of their total income towards rent. Those most impacted and who face the highest burden, are lower income households, but higher earners in working households are increasingly out of reach as well. When affordability exists, it creates a more resilient economy, stable workforce, partnerships, affordable healthcare, vibrant school systems, higher education, and security for the senior and disability community to thrive; thus, creating equity which leads to a better quality of life for everyone. Legislation and funding at the federal, state and municipal level are necessary to support these efforts, adding that land use (public or private) become available resources where affordable housing can reside. APAH has delivered hundreds of affordable units where their business model was shared with the Commission.

Chairman Foust asked Tom Fleetwood, Director of Housing and Community Development to provide a status report on the Housing Strategic Plan for Fairfax County. He indicated the report for Phase I was completed and adopted by the BOS in June 2018. It addressed short-medium term strategies for affordable housings and how current resources can be utilized to operate more efficiently. The second phase focuses on goal setting and identifying resources by the Affordable Housing Resources Panel who lists new production, preservation, and recommendation for resources needed to meet these goals, adding that the BOS made a substantial down payment into the FY20 Trust Fund of \$15 million. An RFP was issued earlier this fiscal year, and by February 2020 all \$15 million will be fully committed.

Foust added that affordable housing is doable but recognizes the challenges that exist to get there. Siddique Sheikh added that small businesses are finding a shortage of employees for some

of the low entry jobs, adding that education, training, and affordable housing will help to fill these gaps. Supervisor Gross shared her concerns regarding the faith community which owns large pieces of land noting that affordable housing is one faith communities missions, but they are confronted with barriers regarding lack of funding, sizeable churches and small congregations, high rent districts, required permits, planning, and zoning that take years to materialize. Supervisor Hudgins indicated that affordability means different things to different people and APHA addresses that well. Chairman McKay indicated before there is opposition to affordable housing and what that means, a stronger communication effort to sell what 'affordable housing' is and what it will look like in terms of quality is critical. Stephen Keat offered another viewpoint that the concept of shared space would allow for low income families to rent homes as a collaborative effort with another family, versus dealing with current restrictions that only allow for high income buyers to live in big homes. Supervisor Storck added that APHA does a great deal in addressing many of the issues presented, but stresses there is much more to do and that the county should remain vigilant and committed to getting affordable housing done.

The Sport Tourism Task Force update was provided by Bill Krueger from CSL International, who video conferenced into the meeting providing an update on sports tourism facility opportunities for Fairfax County. The presentation included a study for market opportunities in specific sports, to group sport tourism in the area. Phase I of the study covered market analysis, and Phase II reviewed cost/benefit, site and governance analysis. Key issues looked at strong destination appeal and national/regional accessibility, traffic congestion, limitations of land/site availability, fragmented existing facility products, existing scheduling, rates and reservation systems, and growing competition of more sophisticated, high-quality tourism products that are found elsewhere throughout the region. A review of the county's local facility supply was presented as it relates to indoor courts, ice and aquatic facilities, and diamond & rectangle playing fields. The study also included a review of the competitive facility supply, industry trends and market demands. This was able to address the county's strengths, weaknesses, challenges, opportunities and recommendations. After the presentation Supervisor Herrity indicated more time was given to priority listing, and not market demand. Discussions by the committee addressed the cost benefit of providing a more sophisticated sports facility to the area, the added benefit to the local residents that enhances their quality of life, local field shortage issues, the updates on the Alpine X indoor snow sports facility which is moving forward, and the Senior Games in 2020. This drew questions regarding whether there are any demands for senior and all ability facilities that the county will be looking at to supply. Final concern raised was for less destination products and more focus on looking at current development properties that would allow of new facilities and infrastructure that can already accommodate sports tourism which can bring everyone together.

Due to time constraints, the agenda Item on South County Site Specific was not covered.

Meeting adjourned.